027.0	0003	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,133,600 / 1,133,600
					USE VALUE:	1,133,600 / 1,133,600
					ASSESSED:	1,133,600 / 1,133,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
99		OXFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	METZ OONA V
Owner 2:	
Owner 3:	
Street 1:	99 OXFORD STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	METZ OONA V -
Owner 2:	LONGSWORTH LAURA C -
Street 1:	99 OXFORD STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,149 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 2841 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7149.000	620,900	5,100	507,600	1,133,600
Total Card	0.164	620,900	5,100	507,600	1,133,600
Total Parcel	0.164	620,900	5,100	507,600	1,133,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 399.08 | /Parcel: 399.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 18741
GIS Ref:
GIS Ref:
Insp Date: 11/10/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 027.0-0003-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	621,100	5100	7,149.	507,600	1,133,800	1,133,800	Year End Roll	12/18/2019
2019	104	FV	462,600	5100	7,149.	539,300	1,007,000	1,007,000	Year End Roll	1/3/2019
2018	104	FV	464,700	5100	7,149.	393,400	863,200	863,200	Year End Roll	12/20/2017
2017	104	FV	436,200	5100	7,149.	342,600	783,900	783,900	Year End Roll	1/3/2017
2016	104	FV	436,200	5100	7,149.	291,900	733,200	733,200	Year End	1/4/2016
2015	104	FV	389,300	5200	7,149.	285,500	680,000	680,000	Year End Roll	12/11/2014
2014	104	FV	389,300	5200	7,149.	234,800	629,300	629,300	Year End Roll	12/16/2013
2013	104	FV	404,800	5200	7,149.	223,300	633,300	633,300		12/13/2012

!2276!

PRINT

Date	Time
12/10/20	17:43:42

LAST REV

Date	Time
07/28/20	14:43:08
danam	
2276	

USER DEFINED

Prior Id # 1:	18741
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
METZ OONA V	53449-412		8/26/2008	Family	30,000	No	No		
CONETTA CARL J	36592-167		10/2/2002		630,000	No	No		
KIEL ROBERT F	22084-396		6/1/1992		258,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/23/2020	410	New Wind	28,815	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2017	Inspected	PH	Patrick H
9/30/2017	MEAS&NOTICE	KB	Kevin B
1/23/2009	Meas/Inspect	189	PATRIOT
1/22/2003	MLS	HC	Helen Chinal
4/5/2000	Measured	263	PATRIOT
11/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7149		Sq. Ft.	Site		0	80.	0.89	1									507,579						507,600	

Total AC/HA: 0.16412 | Total SF/SM: 7149 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 507,579 | Spl Credit | Total: 507,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.06208789
Const Adj.:	0.98000199
Adj $ / SQ:	176.944
Other Features:	126000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	762762
Depreciation:	141874
Depreciated Total:	620888

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	5	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

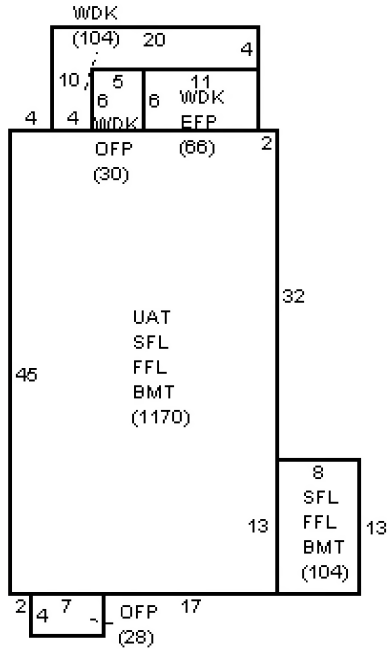
No Unit	RMS	BRS	FL
1	6	3	
1	5	2	
Totals			
2	11	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	194.64
Special Features:	0	Val/Su Net:	139.87
Final Total:	620900	Val/Su SzAd	243.68

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,274	53.080	67,628
FFL	First Floor	1,274	176.940	225,427
SFL	Second Floor	1,274	176.940	225,427
UAT	Upper Attic	293	136.250	39,852
WDK	Deck	200	10.780	2,156
EFP	Enclos Porch	66	67.110	4,429
OFP	Open Porch	58	43.120	2,501
	Net Sketched Area:	4,439	Total:	567,420
Size Ad	2548	Gross Are	5316	FinArea 2841

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 027.0-0003-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1928	21.94	T	40	104			4,700			4,700
19	Patio	D	Y	1	10X14	A	AV	1970	4.93	T	39.2	104			400			400

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100